

S U M M A R Y

FILE NO.	2244	Thomas Guide Map No.	684/685
		Date Received:	11/30/06
		Date Distributed:	11/30/06
ENTITY	Southwest Suburban Sewer District	Date Filed:	
ACTION	Resolution for Annexation	Expiration 45 Days:	01/14/07
TITLE	Lowe's Terrace No.8/ Sierra Homes Addition No. 2	Board Meeting:	12/14/06

Location	The annexation area includes lands within the City of Des Moines and lands within the City of SeaTac. The northern boundary of the site is formed by South 192 nd Street. The western-most boundary is due east of (and generally follows) 6 th Avenue South. The southern-most boundary is located at approximately South 196 th Street. The eastern boundary is variously formed by 8 th Avenue South and by 9 th Avenue South (if extended).
Land Area	Approximately 23 acres (93 parcels)
Existing Land Use	Single-Family Residential Use
Population	Estimated at 225 people
Assessed Valuation	Approximately \$18,337,300
County Comprehensive Plan/County Zoning	Not applicable
City Comprehensive Plan	<u>Des Moines:</u> Residential Use <u>SeaTac:</u> Residential Use
City Zoning	<u>Des Moines:</u> Single-Family Residential Use <u>SeaTac:</u> Single-Family Residential Use
District Comprehensive Plan	Southwest Suburban Sewer District Comprehensive Plan (Adopted 2006)
District Franchise	The City of Des Moines and the City of SeaTac have a Franchise Agreement with the Southwest Suburban Sewer District which provides for service to properties in the Lowe's Addition No. 8/Sierra Homes Addition No. 2 Area.
Urban Growth Area (UGA)	The Lowe's Addition No. 8/Sierra Homes Addition No. 2 Area is located within the Urban Growth Area as established by the King County Comprehensive Plan.
SEPA Declaration:	An Environmental Checklist was prepared for the Lowe's Addition No. 8/Sierra Homes Addition No. 2 Area. A Determination of Non-Significance was issued in October 2006.

ENTITIES/AGENCIES NOTIFIED:

King County Council Member(s) Dow Constantine; Julia Patterson

King County Clerk of Council, Department of Assessments, Fire Marshal, Health Division, State Department of Ecology, Puget Sound Regional Council, Municipality of Metropolitan Seattle (Metro)

Cities: Burien; Des Moines; Normandy Park; SeaTac

Fire Districts: South King Fire and Rescue; City of SeaTac

Water Districts: Highline Water District

Sewer Districts: Midway Sewer District

School District: Highline School District No. 401

SUMMARY - File No. 2244

The Southwest Suburban Sewer District proposes to annex approximately 23 acres of land (93 parcels) within the corporate limits of the City of Des Moines and the City of SeaTac.

The annexation area includes lands within the City of Des Moines and lands within the City of SeaTac. The northern boundary of the site is formed by South 192nd Street. The western-most boundary is due east of (and generally follows) 6th Avenue South. The southern-most boundary is located at approximately South 196th Street. The eastern boundary is variously formed by 8th Avenue South and by 9th Avenue South (if extended).

The Lowe's Addition No. 8/Sierra Homes Addition No. 2 Area Annexation is being proposed by the Southwest Suburban Sewer District at this time in order to facilitate the provision of coordinated sewer services to currently developed properties and to new development. Annexation will also provide residents an opportunity to participate in elections for the Southwest Suburban Sewer District.

The Southwest Suburban Sewer District initiated this annexation proposal pursuant to RCW 57.24.210 (Annexation of Unincorporated Territory) which permits the District Board of Commissioners to resolve to annex territory that is less than 100 acres in size and has at least 80% of its boundaries contiguous to municipal corporations. The proposed annexation area (at 23 acres) includes boundaries that are essentially entirely contiguous to the existing District service area. A Resolution for Annexation was approved by the District in November 2006.

Southwest Suburban Sewer District representatives report that the proposed annexation is also consistent with the King County Comprehensive Plan. The proposed Annexation specifically addresses King County Countywide Planning Policies. For example, the Annexation is reportedly consistent with Policies FW-29, FW-30 and FW-31 which call for areas within the Urban Growth Boundaries to be provided a full range of urban services. The Annexation is similarly consistent with Policies CO-1 – CO-13 pertaining to the provision of public sewer services within the Urban Growth Area. Provision of sanitary sewer service also facilitates environmental protection consistent with the King County Comprehensive Plan.

Southwest Suburban Sewer District representatives state that the proposed Lowe's Addition No. 8/Sierra Homes Addition No. 2 Area Annexation is also consistent with the City of Des Moines Comprehensive Plan and the City of SeaTac Comprehensive Plan. For example, the proposed Annexation is reportedly consistent with City of Des Moines Comprehensive Plan policies (e.g., Goal 1 and Goal 12) that encourage growth in urban areas in which public facilities and services are available to serve citizens. Similarly the City of SeaTac Comprehensive Plan (e.g., Goal 5.1, 5.2, 5.7) ensures that all households and businesses receive public services at suitable levels to preserve public health and safety.

The Lowe's Addition No. 8/Sierra Homes Addition No. 2 Area Annexation will not have any impact on the Area's land use designations, zoning, population allocations, or other public facilities/services associated with growth management planning by the City of Des Moines and the City of SeaTac for the Lowe's Addition No. 8/Sierra Homes Addition No. 2 Area. The proposal will not affect current or future services (e.g., fire district services or water district services) for properties in these communities.

At present, 91 parcels are served by septic systems. One parcel is receiving services from the District. One parcel is vacant. With the incorporation of the Lowe's Addition No. 8/Sierra Homes Addition No. 2 Annexation Area within the Southwest Suburban Sewer District's boundaries, the District will work with interested property owners to develop cost-effective plans for installation of sewer systems. The District has sufficient resources to provide sewer service for existing residences and for future residential development in these communities.

Southwest Suburban Sewer District representatives report that this proposed annexation is consistent with RCW 36.93.180 (Objectives of the Boundary Review Board). For example, the annexation would be consistent with (Objective 1) Preservation of Natural Neighborhoods and Communities; (Objective 2) Use of Physical Boundaries; and (Objective 3) Creation of Logical Service Areas. Similarly, the annexation would be consistent with Objective 4 and Objective 7 which call for regular and practical boundaries. More specifically, the Southwest Suburban Sewer District has approved plans, technology, and resources required to provide coordinated, orderly service to properties with the District.

The Southwest Suburban Sewer District includes the Annexation Area in its Comprehensive Plan. Southwest Suburban Sewer District representatives report that the District has the necessary capacity to serve the Lowe's Addition No. 8/Sierra Homes Addition No. 2 Area. When residents in this Area choose to begin receiving sewer service, the District's operation and maintenance staff will incorporate routine maintenance and service to these residents.